

APPENDIX 1: FEE SCHEDULE

ZONING MAP AMENDMENTS

ZONE DISTRICTS	FEE
RESIDENTIAL	
Zoning Map Amendments - Single Family Districts	\$ 1,415.00
Zoning Map Amendments - Multiple Family Districts	\$ 1,415.00 plus \$431.00 per acre (\$12,683.00 cap)
NON-RESIDENTIAL	
Zoning Map Amendments	\$ 1,415.00 plus \$431.00 per acre

NOTES:

1. Make checks payable to Symmes Township.
2. Fees do not include cost of legal ad.
3. Amendment processing fees are nonrefundable.
4. Approved by the Board of Symmes Township Trustees: November 6, 2012
5. Effective Date: January 1, 2013

APPENDIX 1: FEE SCHEDULE

FINAL DEVELOPMENT PLANS

	FEE
FDP PLANS	
Processing fees for FDP applications	\$ 1,696.00
MODIFICATIONS TO FDP PLANS	
Processing fees for FDP Modifications	\$ 992.00

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APPENDIX 1: FEE SCHEDULE

VARIANCES AND APPEALS THROUGH THE BOARD OF ZONING APPEALS

VARIANCES	FEE
RESIDENTIAL	
Proposed improvements valued up to \$25,000	\$ 146.00
Proposed improvements valued over \$25,001	\$ 218.00
COMMERCIAL	
Transient Vendor - Special Zoning Certificate	\$ 97.00
Proposed improvements valued up to \$500,000	\$ 782.00
Proposed improvements valued between \$500,001 and \$1,000,000	\$ 1,061.00
Proposed improvements valued between \$1,000,001 and \$10,000,000	\$ 1,556.00
Proposed improvements valued above \$10,000,000	\$ 2,823.00
ZONING CERTIFICATE	
Issuance of a Zoning Certificate	
PENALTIES	
The Board of Zoning Appeals may invoke a penalty fee of up to two times the application fee when a project is commenced prior to obtaining an approval.	
APPEALS	
Appeal to any order, decision, or determination made by an Administrative Official	\$ 431.00

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NONCONFORMING USE AND COMPATIBLE NONCONFORMING USE APPLICATIONS

	FEE
NONCONFORMITIES	
Nonconforming Uses of Land and Structure(s)	\$ 117.00
Noncomplying Structures	No Charge
Nonconforming Lots of Record	No Charge

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ZONING CERTIFICATES	FEE
RESIDENTIAL	
New Single Family Structure	\$ 153.00 dwelling unit
New Multi-Family Structure	\$ 153.00 dwelling unit
Additions	\$ 95.00
Accessory or Temporary Structure (shed, garage, etc.)	\$ 95.00
Swimming Pools (inground and above ground)	\$ 95.00
Walls, Fences and Retaining Walls	\$ 95.00
Decks (attached or detached)	\$ 95.00
In-Home Occupation Certificate	\$ 95.00
Antennas and Satellite Dishes	\$ 95.00
Plan Review of Modified Zoning Certificate previously issued	One half original certificate cost not to exceed \$227
NON-RESIDENTIAL ZONING CERTIFICATES	
Buildings containing 0 to 1,000 sq. ft.	\$ 227.00
Buildings containing 1,001 to 2,000 sq. ft.	\$ 300.00
Buildings containing 2,001 to 9,000 sq. ft.	\$.24 per sq. ft.
Buildings containing more than 9,001 sq. ft.	\$2023+.12 per sq.ft. greater than 9,000 sq.ft.
Tents	\$ 80.00
Awnings and Marquees	\$ 153.00
Commerical Swimming Pools and Storage Tanks	\$ 153.00
Commercial Antenna and Satellite Dishes	\$ 153.00
Walls and Fences	\$ 153.00
Retaining Walls	\$ 153.00
New Signs and Billboards	\$153.00 plus \$1.43 per sq. ft. of sign face over 32 sq. ft; maximum fee not to exceed \$227
Signs - Face Change (one fee per property)	\$ 117.00
Signs - Temporary	\$ 117.00
Parking Lots (new or restriping)	\$ 153.00
Landfill and Excavation (business only)	\$ 2,217.00
Gravel Mining/Extraction	\$ 1,482.00
Commercial Alternations (where parking analysis is required)	\$ 264.00
Commercial Alternation/New Tenant (where parking analysis is required)	\$ 264.00
Commercial Alternation/New Tenant (where no parking analysis is required)	\$ 80.00
Plan Review of Modified Zoning Certificate previously issued	1/2 the original certificate cost not to exceed \$300

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ZONING CERTIFICATES	FEE
OTHER ZONING CERTIFICATES	
Refusal Letter (issued for application which does not meet zoning regulations in order to proceed to the Board of Zoning Appeals)	\$ 95.00
Zoning Certification Letter (Certifying Zoning on a particular parcel)	\$ 59.00
PENALTIES	
Failure to obtain a Zoning Certificate prior to the start of construction shall cause the above fees to be doubled.	

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ADMINISTRATIVE INTERPRETATIONS AND GENERAL MODIFICATIONS BY THE ZONING COMMISSION

	FEE
ADMINISTRATIVE INTERPRETATIONS:	
Application for an Administrative Interpretation	\$ 77.00

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APPENDIX 1: FEE SCHEDULE

CONDITIONAL USES

ZONE DISTRICTS	FEE
CONDITIONAL USES	
Conditional Uses	\$ 707.00 plus \$146.00 per acre pertaining to the area of the conditional use
Transient Vendor Application	\$ 97.00
Telecommunication Tower - Application	\$ 464.00
Telecommunication Tower - Co-Location	\$ 118.00
MODIFICATIONS	
Modifications to approved Conditional Uses	\$ 569.00

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